

TO LET



6 Little Burrow, Welwyn Garden City, AL7 4SW

Storage / Production units from – 7,858 sq ft – 33,293 (730 – 3,093 sq m)



Property Features

- Highly functional and economical storage / production facility
- Allocated parking spaces
- 4m clear height
- 3 Separate level access loading doors
- Can be taken individually or combined

Description

The available units at 6 Little Burrow comprise three sections of the ground floor. These units can be accessed via a side ramp leading to the rear of the unit where they benefit from separate loading doors. Units A-C can be taken individually or combined as required.

Key Features

- Low cost economical space.
- 3 level 5.7m wide electric roller shutter doors.
- Warehouse lighting.
- 4m clear height.
- Allocated car parking spaces
- Close proximity to Welwyn Garden City Train Station

Location

The building is located on Little Burrow, just off Burrowfield and can be accessed via Chequers (A1000). It is well situated within the established Burrowfield industrial area of Welwyn Garden City.

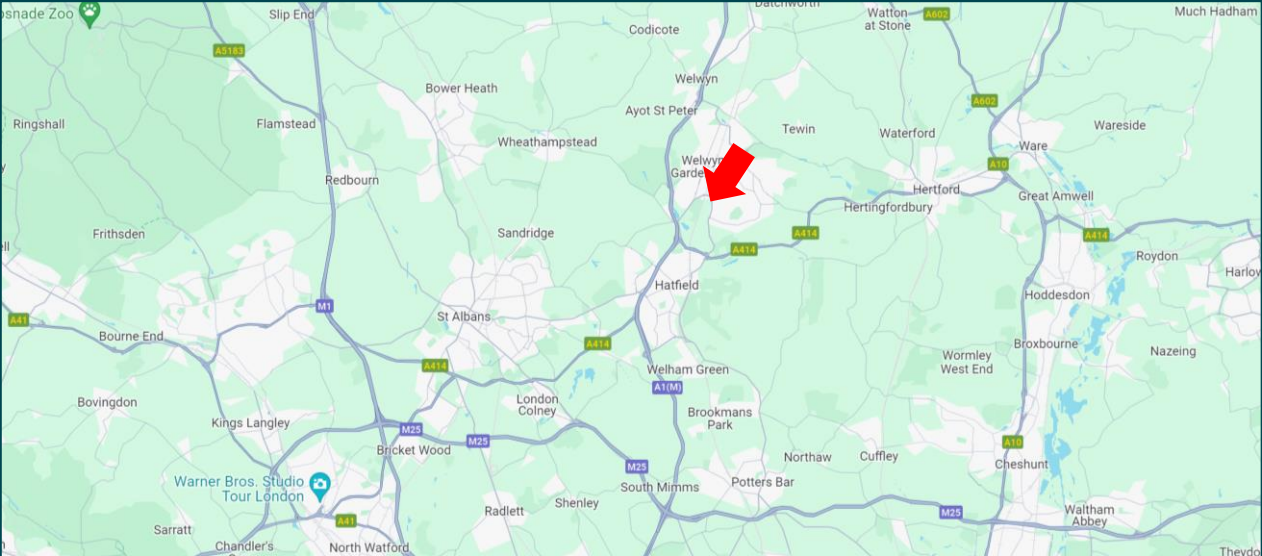
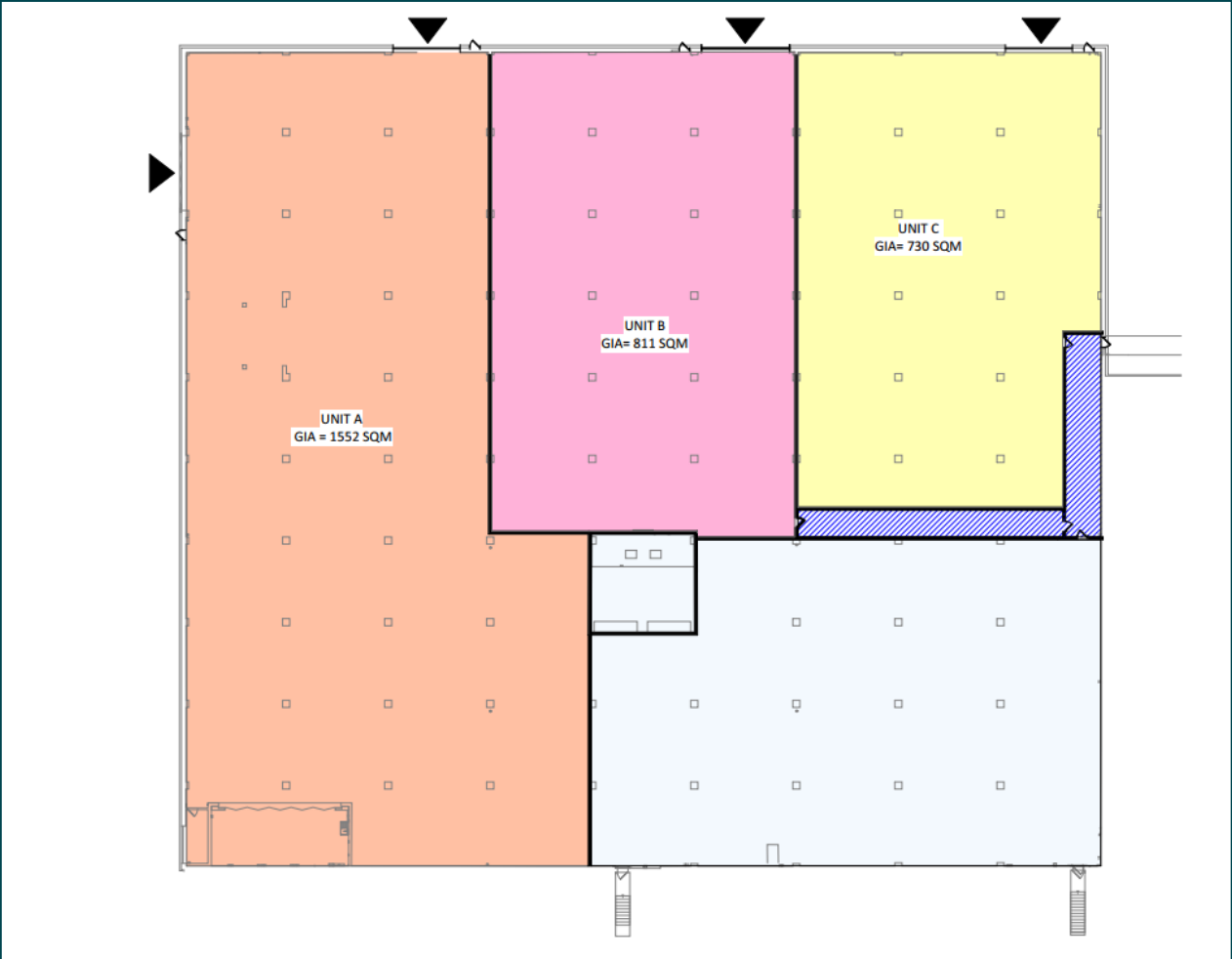
The property has strong access to the A1(M) with J5 located 1.5 miles away and J4 located 1.9 miles away, providing direct links to London and the North. The Hertford Road (A414) can also be quickly accessed to the South only 2 miles away.

Welwyn Garden City train station is located 1 mile to the North which runs direct train services to London Kings Cross (29 minutes) and Moorgate (48 minutes).

Accommodation

	Sq Ft	Sq M
Unit A	16,705	1,552
Unit B	8,730	811
Unit C	7,858	730
TOTAL	33,293	3,093

Approximate Gross Internal Area





Terms

Immediately available to let on a new lease for terms to be agreed. Quoting rent - £5.95 psf.

Due Diligence

Any interested party will be required to provide the Landlord and agent with information to comply with anti-money laundering legislation.

Rates

Rateable Value is due to be determined following the split of the building.

Legal Costs

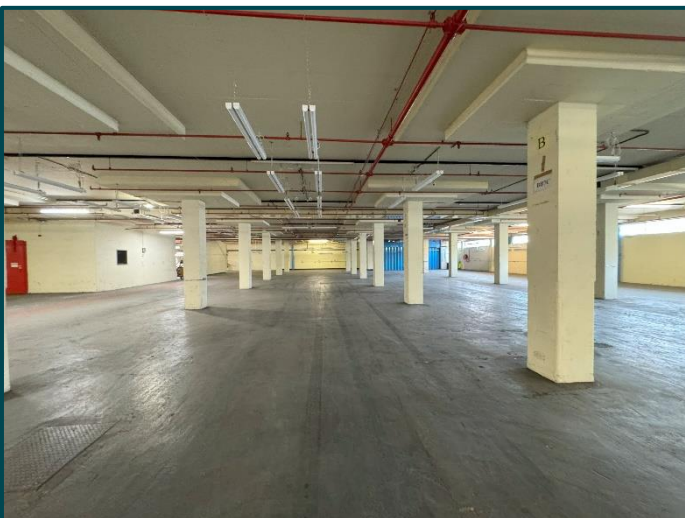
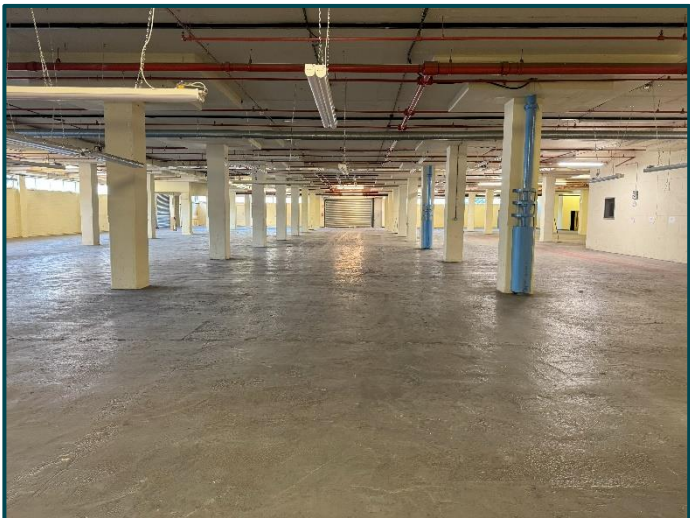
Each party to be responsible for their own legal costs.

VAT

VAT will be charged on the quoting terms.

EPC

To be reassessed following the split of the building.



Contact

For further information, or to arrange a viewing, please contact Knight Frank or our joint agents.



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SUBJECT TO CONTRACT

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Particulars dated April 2024. Photographs dated March 2024.

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